



City of Tucson
Office of Economic Development

FOREIGN-TRADE ZONE

No. 174

Foreign-Trade Zone No. 174 consists of six general purpose sites and one subzone site. The zone project encompasses 547 acres divided between the following locations: Southpointe Industrial Park (107), Century Park Research Center (263), Parque de Santa Cruz (70), Downtown Commerce Park (25) Tucson Frozen Storage Warehouse (3) and Weiser Lock (6). The subzone is for the exclusive use of Imation Corp. and contains 73 acres.



1

SOUTHPOINTE INDUSTRIAL PARK

Site Location: Kolb and Valencia
FTZ acreage: 107
Parcel Size: 1 acre - 12 acres
Zoning: CI-2
Owner: Lincoln American
Contact: Tim Healy, CB Richard Ellis (520) 323-5119

Current Development: Parker Hannifan, Avent, Rainbird, and Halmark

Utilities:
Electric: Tucson Electric Power (minimum 10 megawatts existing service, additional service available as needed)
Gas: Southwest Gas Corporation (4" pipeline)
Water: Tucson Water (12" and 8" mains throughout site)
Sewer: Pima County Wastewater Management

Transportation: Access to Interstate 10 via Valencia and Kolb

2

CENTURY PARK RESEARCH CENTER

Site Location: Kolb South of Valencia Road
FTZ acreage: 263
Parcel Size: Varies from 2 acres to 57 acres
Zoning: I-1 and I-2
Owner: Levin Family Limited Partnership
Contact: Russell W. Hall, PICOR Commercial Real Estate Services (520) 748-7100

Current Development: 180,000 sq. ft. warehouse
70,000 sq. ft. improved building
40,000 sq. ft. improved building
360,000 sq. ft. improved building
100,000 sq. ft. improved building
180,000 sq. ft. improved building

Utilities:
Electric: Tucson Electric Power (minimum 10 megawatts existing service, additional service available as needed)
Gas: Southwest Gas Corporation (available at east side of Kolb)
Water: Tucson Water (12" and 8" mains throughout site)
Sewer: Pima County Wastewater Management (12" and 8" lines throughout site)

Transportation: Access to Interstate 10 via Valencia and Kolb; Rail access to Union Pacific mainline

3

PARQUE DE SANTA CRUZ

Site Location: West of I-10 between Irvington and Drexel
FTZ acreage: 70
Parcel Size: Varies from 7.83 to 17.45 acres
Zoning: Park Industrial
Owner: City of Tucson
Contact: Larry Cummings, City of Tucson Office of Economic Development (520) 791-5093

Current Development: Pima Community College - Desert Vista Campus, Honeywell

Utilities:
Electric: Tucson Electric Power (minimum 10 megawatts existing service, additional service available as needed)
Gas: Southwest Gas Corporation (4" pipeline)
Water: Tucson Water (12" mains)
Sewer: Pima County Wastewater Management

Transportation: Access to Interstate 19 at Irvington and Valencia

4

DOWNTOWN COMMERCE PARK

Site Location: West of the Santa Cruz River, between Congress and St. Mary's Road
FTZ acreage: 25
NO AVAILABLE PROPERTY

5

TUCSON FROZEN STORAGE WAREHOUSE

Site Location: 330 South Toole Street, Suite 300
FTZ acreage: 3
Owner: Levin Family Limited Partnership
Contact: Ms. Cindy Semrad (520) 623-0660
Current Development: 25,000 sq. ft. frozen storage warehouse

6

IMATION CORP. SUBZONE

Site Location: 8500 South Rita Road
FTZ acreage: 73
Owner: Imation Corp.
Contact: Mr. Gary Tobler (520) 574-8793

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WEISERLOCK CORPORATION

Site Location: 6700 South Weiserlock Drive
FTZ acreage: 6
Owner: Weiserlock Corporation
Contact: Mr. Jim Witt (520) 741-6240

OVERVIEW

A Foreign-Trade Zone is a site designated by the Foreign-Trade Zones Board that is located within the territory of the United States that is a secure location and is not subject to United States Customs.

The United States Foreign-Trade Zone program was created by special legislation of the Congress in 1934 in order to stimulate international trade and create jobs and investment in the United States. Companies conducting business within an activated zone or subzone may bring foreign or domestic product into the activated zone for purposes that may include but not be limited to:

- Assembling
- Re-labeling
- Repairing
- Cleaning
- Salvaging
- Testing
- Repackaging
- Manipulating
- Storing
- Destroying
- Sampling
- Displaying
- Mixing
- Manufacturing
- Processing

The Foreign-Trade Zone concept had initially been introduced as early as 1896, but it was not until the Roosevelt Administration that there was enough support to enact the legislation. The program remained in obscurity until 1971. Through the years, the program has gained additional popularity to the extent that today there are over 230 Foreign-Trade Zones and over 410 Foreign-Trade Subzones in the United States.

BENEFITS

The benefit of operating within an active foreign-trade zone is the deferred customs duties and federal excise taxes while merchandise is in the zone. Utilization of the zone may effectively reduce or eliminate these duties or taxes.

In the state of Arizona, an additional tax reduction opportunity exists. Companies operating within a zone receive an 80% reduction in both real and personal property, as assessment ratios are reduced from 25% to 5%. This 80% reduction reduces the effective property tax rate to less than 1% of fair market value, placing it among the lowest in the nation. This tax benefit remains in perpetuity.

CONTACT INFORMATION

The City of Tucson is the Grantee of Foreign-Trade Zone No. 174. Because of the Foreign-Trade Zone program, Greater Tucson has a unique tax reduction vehicle for companies that meet the zone criteria and are granted permission to operate by United States Customs under the provisions of the Foreign-Trade Zone.

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